
APPENDIX F - ZONING OPTIONS

Appendix F includes illustrations for zoning options that were considered by the Committee. Illustrations for zoning districts recommended by the Committee appear in Chapter 2. Axonometric drawings and analogue photographs were used throughout the planning process to illustrate the types of development that could occur with the various zoning districts under discussion. The drawings and photographs present realistic (or even worst-case) scenarios, rather than what would be most desirable.

F.1 Area 1 - Mahoney Blocks

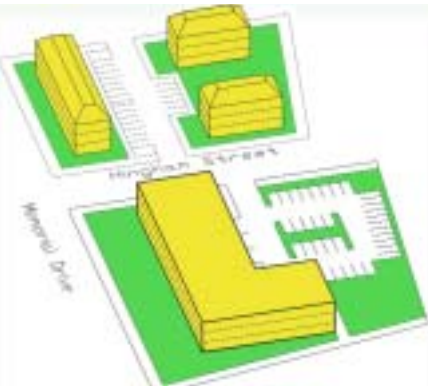


Figure F.1 C-1 (residential)



Figure F.1a C -1 analogue

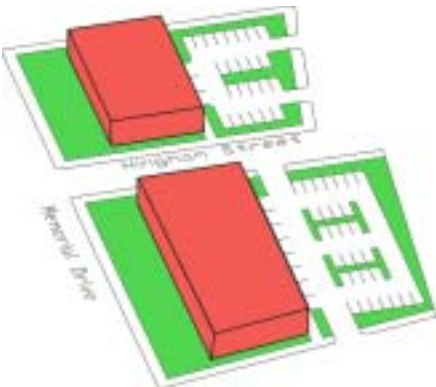


Figure F.2 LB (commercial)



Figure F.2a LB (commercial) analogue

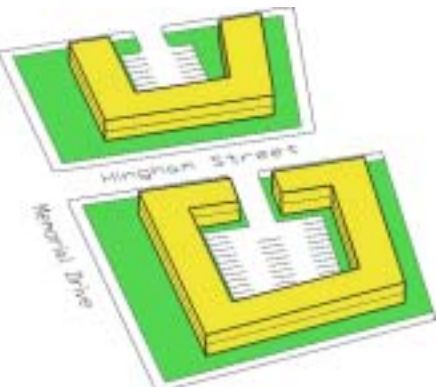


Figure F.3 LB (residential)



Figure F.3a LB (residential) analogue

F.1 Area 1 - Mahoney Blocks

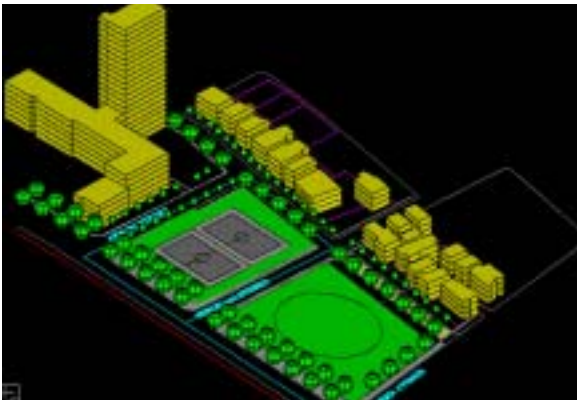


Figure F.4 Open space on both parcels



Figure F.4a Open space analogue

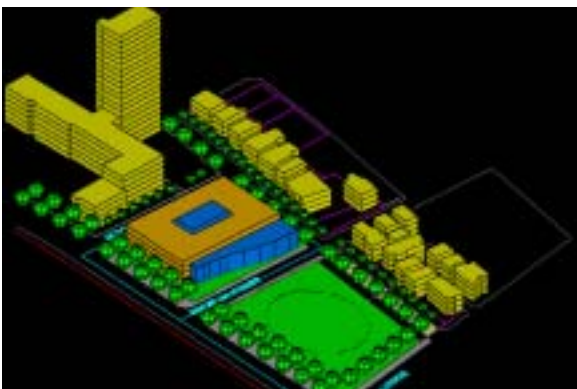


Figure F.5 Institution with open space



Figure F.5a Institution/open space analogue

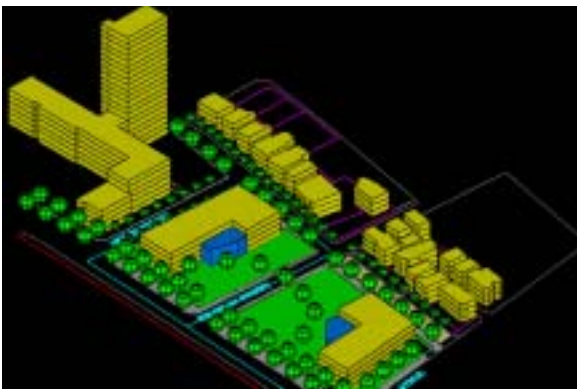


Figure F.6 Institution/open space on both parcels



Figure F.6a Institution/open space analogue

F.1 Area 1 - Mahoney Blocks

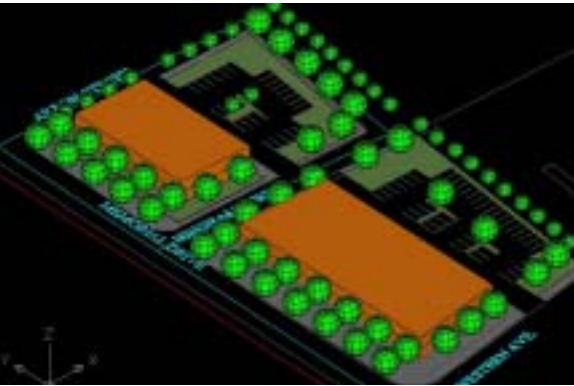


Figure F.7 BA-1, As-of-right (business)



Figure F.7a BA-1, As-of-right (business) analogue

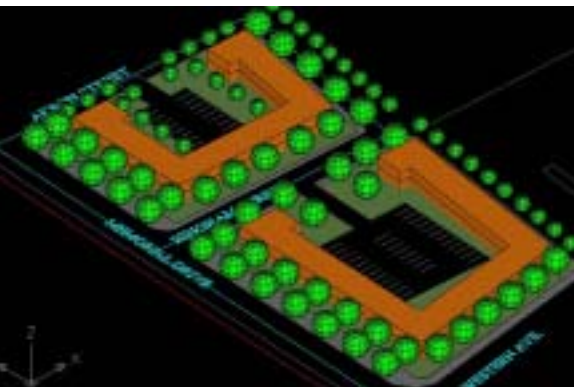


Figure F.8 BA-1, As-of-right (residential)



Figure F.8a BA-1, As-of-right (residential) analogue

F.1 Area 1 - Mahoney Blocks

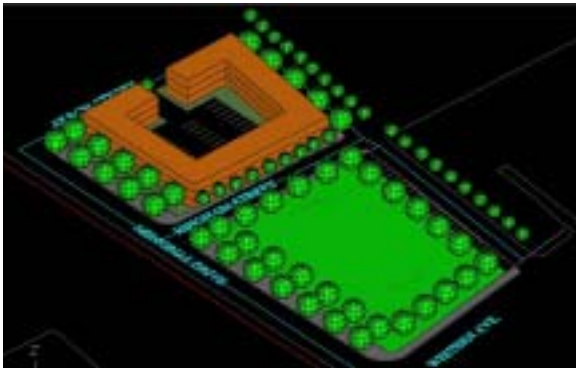


Figure F.9 BA-1, Special Permit (residential)



Figure F.9a BA-1, S. P. (residential) analogue

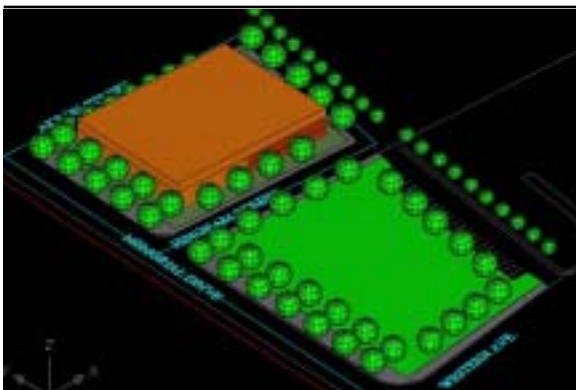


Figure F.10 BA-1, Special Permit (business-option1)



Figure F.10a BA-1, S.P. (business-option1) analogue

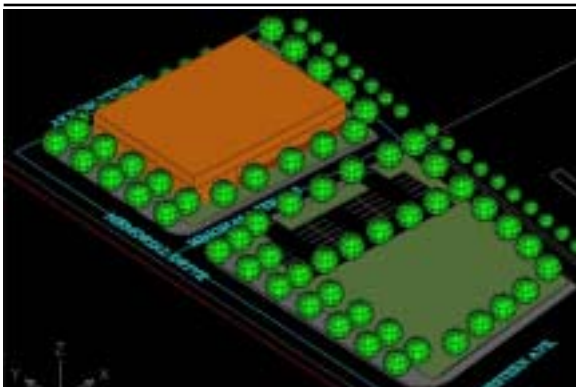


Figure F.11 BA-1, Special Permit (business-option 2)



Figure F.11a BA-1, S.P. (business-option 2) analogue

F.2 D.2 Area 2 - NStar Site

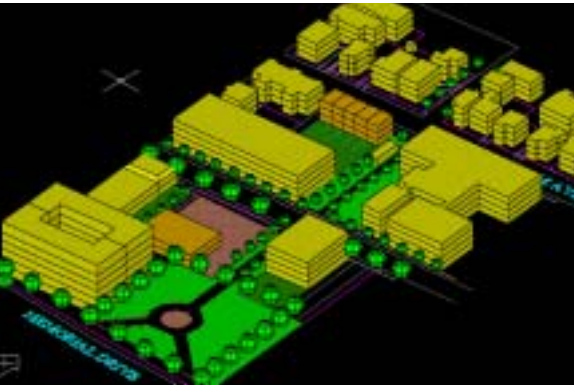


Figure F.12 Open Space/Mixed Use



Figure F.12a Open Space/Mixed Use analogue

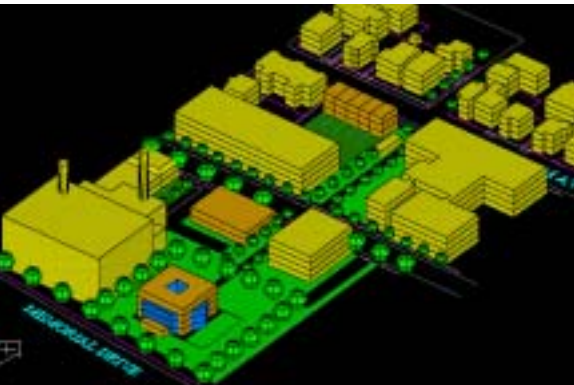


Figure F.13 Mixed Use



Figure F.13a Mixed Use analogue

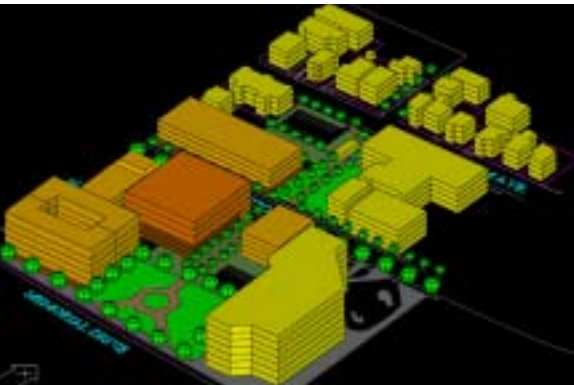


Figure F.14 Open Space/ Offices



Figure F.14a Open Space/Offices analogue

F.2.1 Areas 1 and 2 Combined - Mahoney and NStar Sites

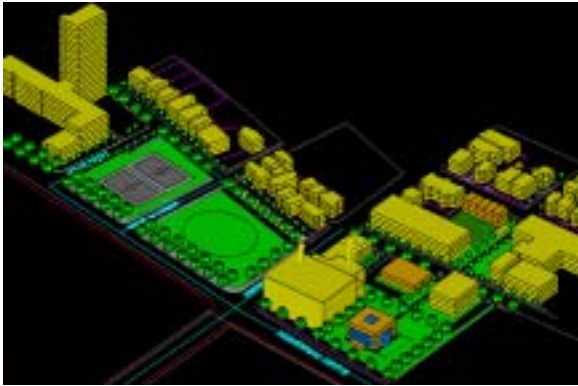


Figure F.15 Combined option 1

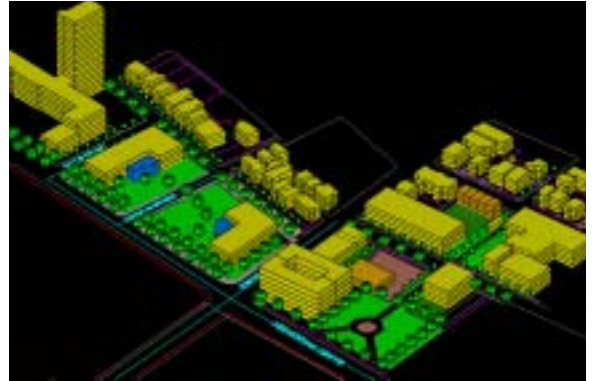


Figure F.18 Combined option 4

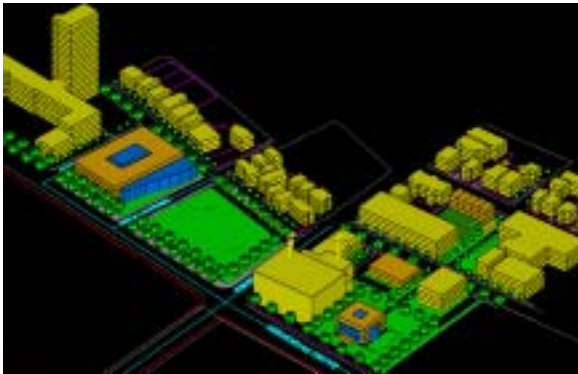


Figure F.16 Combined option 2

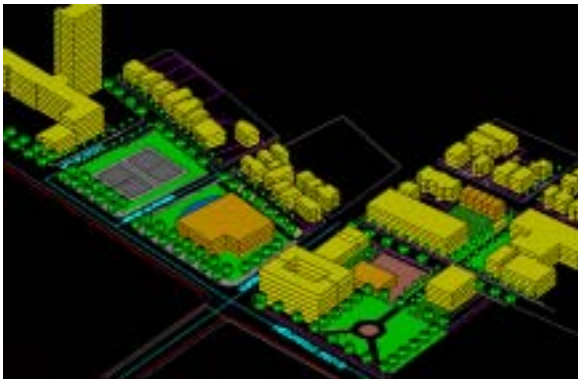


Figure F.17 Combined option 3

F.3 Area 3 - Western Avenue: Kinnaird, Green and Franklin Streets

Prior to the rezoning of the section of Western Avenue between Putnam and Howard streets as a result of the Qualls Harris Petition, the axons and analogues in F.4 were also applicable to Western Avenue.

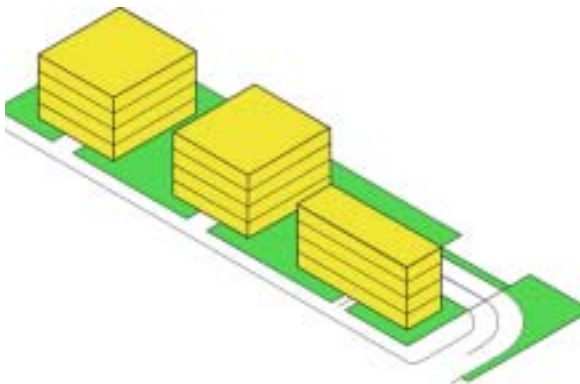


Figure F.19 C -2B (residential on YMCA Site)



Figure F.9a C -2B (residential) analogue

F.4 Area 4 - River Street and a portion of Western Avenue

These axonometric drawings and analogue photographs were prepared for discussions of potential zoning changes on Western Avenue. They led, however, to the evolution of the NB district, which is recommended primarily for River Street

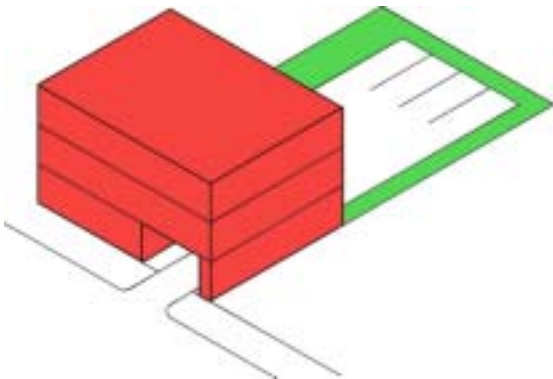


Figure F.20 BA (commercial)



Figure F.20 BA (commercial) analogue

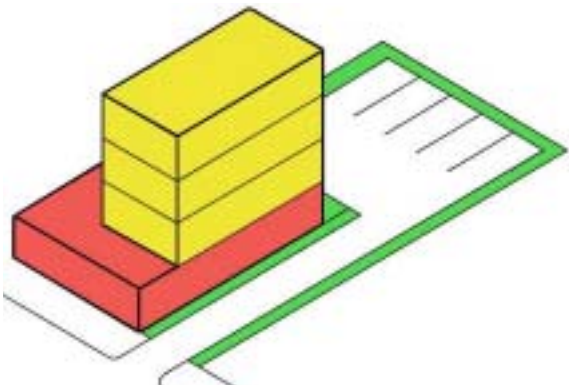


Figure F.21 BA (mixed use)



Figure F.21 BA (mixed use) analogue

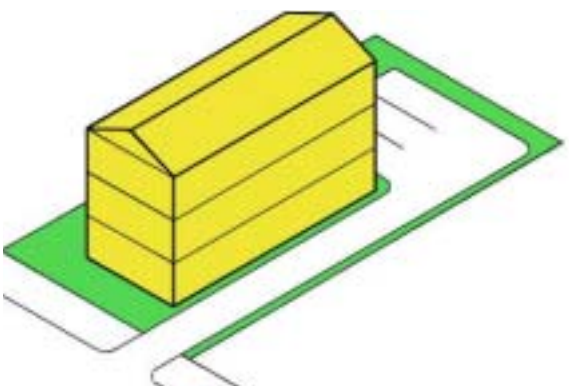


Figure F.22 BA (residential)



Figure F.22 BA (residential) analogue

**F.5 Area 5 - Putnam and Western
Avenues, Banks, Elmer and Hingham
Streets**

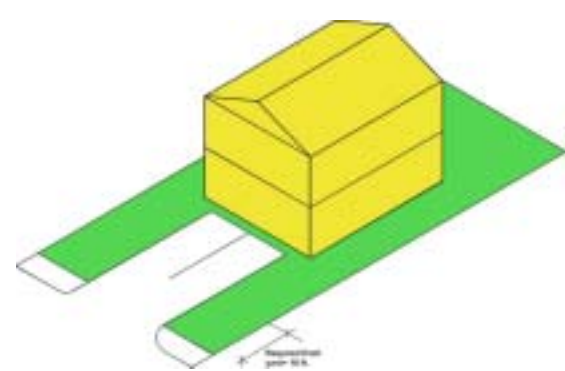


Figure F.23 C -1 (40' x 80' lot)



Figure F.23a C -1 analogue

**F.6 Area 6 - Banks, Grant, Athens, Mt.
Auburn and Cowperthwaite Streets**

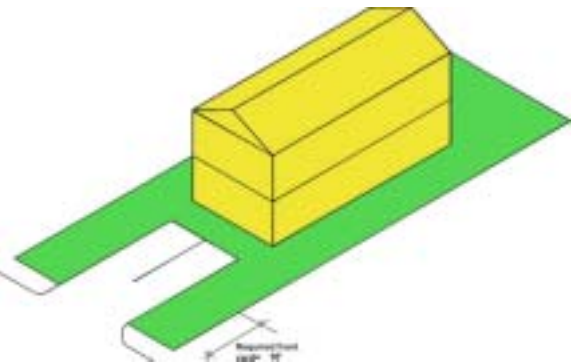


Figure F.24 C -1 (40' x 100' lot)



Figure F.24a C -1 analogue
